



PLANNING COMMISSION SUMMARY OF ACTIONS

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LBR

February 19, 2004

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PRESENT: Commissioners Alcorn, Byers, de la Fe, Hall, Harsel, Hart, Hopkins, Koch, Lawrence, Lusk, Murphy, Wilson

ABSENT: None

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The meeting was called to order at 8:22 p.m. by Chairman Peter F. Murphy.

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COMMISSION MATTERS

Commissioner Lawrence MOVED THAT THE DECISION ON RZ 2003-PR-008, FDP 2003-PR-008, AND PCA 75-7-004-2, LINCOLN PROPERTY COMPANY, BE FURTHER DEFERRED TO MARCH 4, 2004.

Commissioner Byers seconded the motion which carried by a vote of 11-0-1 with Commissioner Alcorn abstaining.

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Commissioner Lusk MOVED THAT THE PUBLIC HEARING ON SE 2003-LE-037 AND SE 2003-LE-040, FEDERAL REALTY PARTNERS L.P., BE DEFERRED TO A DATE CERTAIN OF FEBRUARY 26, 2004.

Commissioner Byers seconded the motion which carried unanimously.

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE PROPOSED ZONING ORDINANCE WORK PROGRAM FOR 2004 AS PRESENTED IN A MEMORANDUM FROM THE DIRECTOR, DEPARTMENT OF PLANNING AND ZONING, DATED FEBRUARY 11, 2004.

Commissioner Koch seconded the motion which carried unanimously.

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Commissioner Hall announced that the Policy and Procedures Committee had been briefed on the proposed Zoning Ordinance Amendment on residential parking on Wednesday, February 18, 2004. She noted that the Committee had not recommended action at this time because issues raised required further research by staff. She said the Committee would meet again to make a recommendation when the research had been completed.

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Commissioner de la Fe noted that he was the Commission's representative on the Pedestrian Task Force which would meet on Monday, February 22, 2004.

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Chairman Murphy announced that a Planning Commission seminar would be held on Saturday, March 20, 2004, from 9:00 a.m. to 4:00 p.m., at the Government Center. He said he had received some suggestions for the agenda and would welcome others.

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SE 2003-DR-022 - CHESTERBROOK RESIDENCES, INC. (Decision Only)
(Public Hearing held on February 5, 2004)

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2003-DR-022, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED FEBRUARY 19, 2004.

Commissioners Byers, Hall, Wilson, and de la Fe seconded the motion which carried by a vote of 11-0-1 with Commissioner Harsel abstaining.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE SOUTHERN PROPERTY LINE OF PARCEL 26C TO PERMIT THE EXISTING VEGETATION TO REMAIN WITH THE ADDITION OF SUPPLEMENTAL VEGETATION AS SHOW ON THE SE PLAT.

Commissioners Hall and Byers seconded the motion which carried by a vote of 11-0-1 with Commissioner Harsel abstaining.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A MODIFICATION OF THE ADDITIONAL STANDARDS FOR MEDICAL CARE FACILITIES PURSUANT TO SECTION 9-308, WHICH REQUIRES THE BUILDING TO BE LOCATED A MINIMUM OF 100 FEET FROM ANY LOT LINE WHICH ABUTS AN R-A THROUGH R-4 DISTRICT, TO PERMIT THE BUILDING TO BE LOCATED WITHIN 66 FEET OF THE PUBLIC SCHOOL PROPERTY TO THE NORTH.

Commissioners de la Fe, Hall, and Byers seconded the motion which carried by a vote of 11-0-1 with Commissioner Harsel abstaining.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A WAIVER OF THE BARRIER REQUIREMENT ALONG THE

SOUTHERN PROPERTY LINE OF PARCEL 26C IF A CONSENSUS OF THE IMMEDIATE ADJACENT HOMEOWNERS IS REACHED IN WRITING.

Commissioners Byers, Hall, and Wilson seconded the motion which carried by a vote of 11-0-1 with Commissioner Harsel abstaining.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A WAIVER OF THE REQUIREMENT FOR TRANSITIONAL SCREENING AND BARRIER ALONG THE WESTMORELAND STREET FRONTAGE OF PARCEL 26B.

Commissioners Hall and Byers seconded the motion which carried by a vote of 11-0-1 with Commissioner Harsel abstaining.

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2232-S03-13 - FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES AND FAIRFAX COUNTY DEPARTMENT OF FAMILY SERVICES (Decision Only)
(Public Hearing held on February 11 , 2004)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE APPLICATION 2232-S03-13.

The motion was seconded by all members subsequently voting in the affirmative and carried by a vote of 10-0-2 with Commissioners Alcorn and Byers abstaining.

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ZONING ORDINANCE AMENDMENT (BUILDABLE LOTS)
SUBDIVISION ORDINANCE AMENDMENT (BUILDABLE LOTS) (Decisions Only)
(Public Hearing was held on February 18, 2004)

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE AND ADOPT THE PROPOSED ZONING ORDINANCE AMENDMENT ON PERMITTED REDUCTIONS AND LOT SIZE FOR CERTAIN LOTS, BUILDABLE LOTS, AS SET FORTH IN THE STAFF REPORT DATED DECEMBER 8, 2003, WITH THE FOLLOWING CHANGES TO THE TEXT ON PAGE 8 OF THE STAFF REPORT, AS SHOWN IN ATTACHMENT 1 ATTACHED TO THESE MOTIONS:

FIRST, ON LINE NINE, IN NEW PARAGRAPH 2 OF SECTION 2-405 OF THE ZONING ORDINANCE, DELETE THE PHRASE ", PURSUANT TO A BUILDING PERMIT,".

NEXT, ON LINE 20, IN SUBPARAGRAPH B OF PARAGRAPH 2 OF SECTION 2-405 OF THE ZONING ORDINANCE, SUBSTITUTE THE WORD "OR" FOR THE WORD "AND."

THIRD, ON LINE 23 OF SUBPARAGRAPH C OF PARAGRAPH 2 OF SECTION 2-405 OF THE ZONING ORDINANCE, ADD THE WORDS "OR BEFORE" BEFORE "EFFECTIVE DATE OF THE AMENDMENT."

FOURTH, ON LINE 26, IN SUBPARAGRAPH C(1) OF PARAGRAPH 2 OF SECTION 2-405 OF THE ZONING ORDINANCE, ADD THE WORDS "AT ANY TIME" BEFORE THE WORDS "WITHIN FIVE YEARS."

Commissioner Byers seconded the motion.

Commissioner Hart MOVED THAT SUBPARAGRAPHS B. AND C. IN COMMISSIONER WILSON'S MOTION BE PUT IN THE MOTION YET TO COME AND LEAVE A. AND D. IN THE MOTION AS IT IS.

Commissioner Lusk seconded this amendment to the main motion which carried unanimously with Commissioners Alcorn and Harsel not present for the vote.

Commissioner Wilson then amended her main motion and MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE STAFF PROPOSAL WITH ONLY THE TWO REMAINING CHANGES THAT WE'VE MARKED AS A. AND D. ON LINE 9 AND LINE 26, AS SPECIFIED IN MY MOTION.

Commissioner Lusk seconded the amended main motion which carried unanimously with Commissioners Alcorn and Harsel not present for the vote.

Commissioner Wilson FURTHER MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE AND ADOPT THE PROPOSED COUNTY CODE AMENDMENT TO CHAPTER 101, SUBDIVISION ORDINANCE, CONCERNING VALIDATION OF CERTAIN LOTS RECORDED BY METES OR BOUNDS, OR AN UNIMPROVED PLAT AS SET FORTH IN THE STAFF REPORT DATED JANUARY 26, 2004, WITHOUT CHANGE.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Harsel not present for the vote.

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT AUTHORIZE A FOURTH SET OF AMENDMENTS TO THE ZONING ORDINANCE AND THE SUBDIVISION ORDINANCE THAT WILL ALLOW A "NON-BUILDABLE" PARCEL OR LOT THAT IS UNDEVELOPED OR THAT HAS A PRINCIPAL STRUCTURE ON IT THAT WAS NOT OCCUPIED WITHIN THE PAST FIVE YEARS, TO BE VALIDATED AS LONG AS THE PARCEL OR LOT WAS RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY PRIOR TO MARCH 25, 2003, AND THE PARCEL OR LOT DESCRIBED IN THE METES AND BOUNDS DESCRIPTION OR ON THE UNAPPROVED PLAT WAS IDENTIFIED AS A SEPARATE LOT ON THE FAIRFAX COUNTY REAL PROPERTY IDENTIFICATION MAP OR WAS TAXED AS A SEPARATE PARCEL ON OR BEFORE MARCH 25, 2003, AND IF UNDEVELOPED, SAID PARCEL OR LOT STILL WILL BE SUBJECT TO ALL BUILDING PERMIT REQUIREMENTS AND ALL OTHER REGULATIONS OF THE ZONING ORDINANCE, INCLUDING BUT NOT LIMITED TO THE BULK AND PERMITTED USE REGULATIONS OF THE ZONING DISTRICT IN WHICH LOCATED, EXCEPT FOR THE MINIMUM DISTRICT SIZE, LOT AREA, AND LOT WIDTH REQUIREMENTS OF THE DISTRICT, AS SHOWN IN ATTACHMENT 2 ATTACHED TO THESE MOTIONS, BUT TO ALSO INCLUDE B. AND C., FROM THE FIRST MOTION.

Commissioners Byers and Lusk seconded the motion which carried unanimously with Commissioners Alcorn and Harsel not present for the vote.

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SE 2003-PR-032 - WHITE PEARL INVESTMENT COMPANY

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2003-PR-032, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioners Lusk and Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

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PCA 2000-MA-031 - SHIRLEY HIGHWAY DISTRIBUTION CENTER PARTNERSHIP

SEA 00-M-048 - SHIRLEY HIGHWAY DISTRIBUTION CENTER PARTNERSHIP

SEA 93-M-049-2 - SHIRLEY HIGHWAY DISTRIBUTION CENTER PARTNERSHIP

Commissioner Hall MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON PCA 2000-MA-031, SEA 00-M-048, AND SEA 93-M-049-2, TO A DATE CERTAIN OF FEBRUARY 26, 2004, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

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ZONING ORDINANCE AMENDMENT (STORMWATER MANAGEMENT)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON THE STORMWATER MANAGEMENT FACILITY SUBMISSION REQUIREMENTS, AS CONTAINED IN THE STAFF REPORT DATED JANUARY 26, 2004, TO A DATE CERTAIN OF MARCH 10, 2004.

Commissioners Byers and Lawrence seconded the motion which carried unanimously.

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The meeting was adjourned at 10:40 p.m.
Peter F. Murphy, Jr., Chairman